

## Property Data Report

**16 Fowler Crescent, South Coogee, NSW, 2034**

PROPERTY IDENTIFICATION					
<b>Address</b>	16 Fowler Crescent, South Coogee, NSW, 2034	<b>Property ID</b>	6255066	<b>State</b>	NSW
<b>Report Date</b>	2025-11-09				
LOCATION					
<b>Council Area</b>	Randwick	<b>Postcode</b>	2034	<b>Locality</b>	SOUTH COOGEE
<b>Coordinates</b>	-33.936272, 151.254700				
SITE DETAILS					
<b>Zone Code</b>	A	<b>Zone Description</b>	Residential	<b>Site Value</b>	\$506,000
<b>Valuation Date</b>	1998-07-01	<b>Dimensions</b>	ARC15.55/17.37X42.23/39.01		
PROPERTY ATTRIBUTES					
<b>Property Type</b>	HOUSE	<b>Property Sub Type</b>	House	<b>Bedrooms</b>	4
<b>Bathrooms</b>	3	<b>Car Spaces</b>	4	<b>Lock-Up Garages</b>	0
<b>Land Area</b>	666.0 m <sup>2</sup>	<b>Calculated Land Area</b>	No	<b>Land Area Source</b>	Other
ADDITIONAL ATTRIBUTES					
<b>Pool</b>	Yes				
FEATURES					
<b>Development Zone</b>	Low Density Residential	<b>Other Special Features</b>	Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden	<b>Property Improvements</b>	RESIDENTIAL
LAST SALE					
<b>Sale Price</b>	\$3,600,000	<b>Contract Date</b>	2017-07-25	<b>Settlement Date</b>	2017-09-05
<b>Sale Method</b>	Sold Prior To Auction	<b>Sale Type</b>	Unknown	<b>Agency</b>	N G Farah Real Estate - Kingsford
<b>Agent</b>	Martin Farah				
SALES HISTORY					
<b>Total Sales</b>	2 sales	<b>Date Range</b>	2016-12-29 to 2017-07-25	<b>Total Transaction Value</b>	\$3,600,000
<b>Average Sale Price</b>	\$3,600,000				
LAST ADVERTISING CAMPAIGN					
<b>Campaign Start</b>	2017-07-12	<b>Campaign End</b>	2017-07-26	<b>Days on Market</b>	14
<b>Listing Method</b>	Auction	<b>Listing Price</b>	\$3,000,000	<b>Price Description</b>	AUCTION
<b>Auction Date</b>	2017-08-12	<b>Campaign Agency</b>	N G Farah Real Estate - Kingsford		

PARCEL GEOMETRY					
Polygon Rings	1 ring(s)	Coordinate Points	9 points	Geometry Type	esriGeometryPolygon
HAZARD OVERLAYS					
Detected Hazards	Bushfire, Flood, Heritage				
EASEMENTS					
Total Easements	43 easements				
INFRASTRUCTURE (5km radius)		Available Infrastructure	Streets, Railway, Railway Stations, Ferry, Electric Transmission		
OCCUPANCY					
Occupancy Type	Owner Occupied	Confidence Score	Low		
LEGAL					
Title Reference	24/111912	Title Indicator	No More Titles	Fee Code	Sole Owner
Owner Code	Private	Lot/Plan	24/DP111912	Parcel Area	666 m <sup>2</sup>
Land Authority	Randwick	Legal Description	LOT 24 DP111912		

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